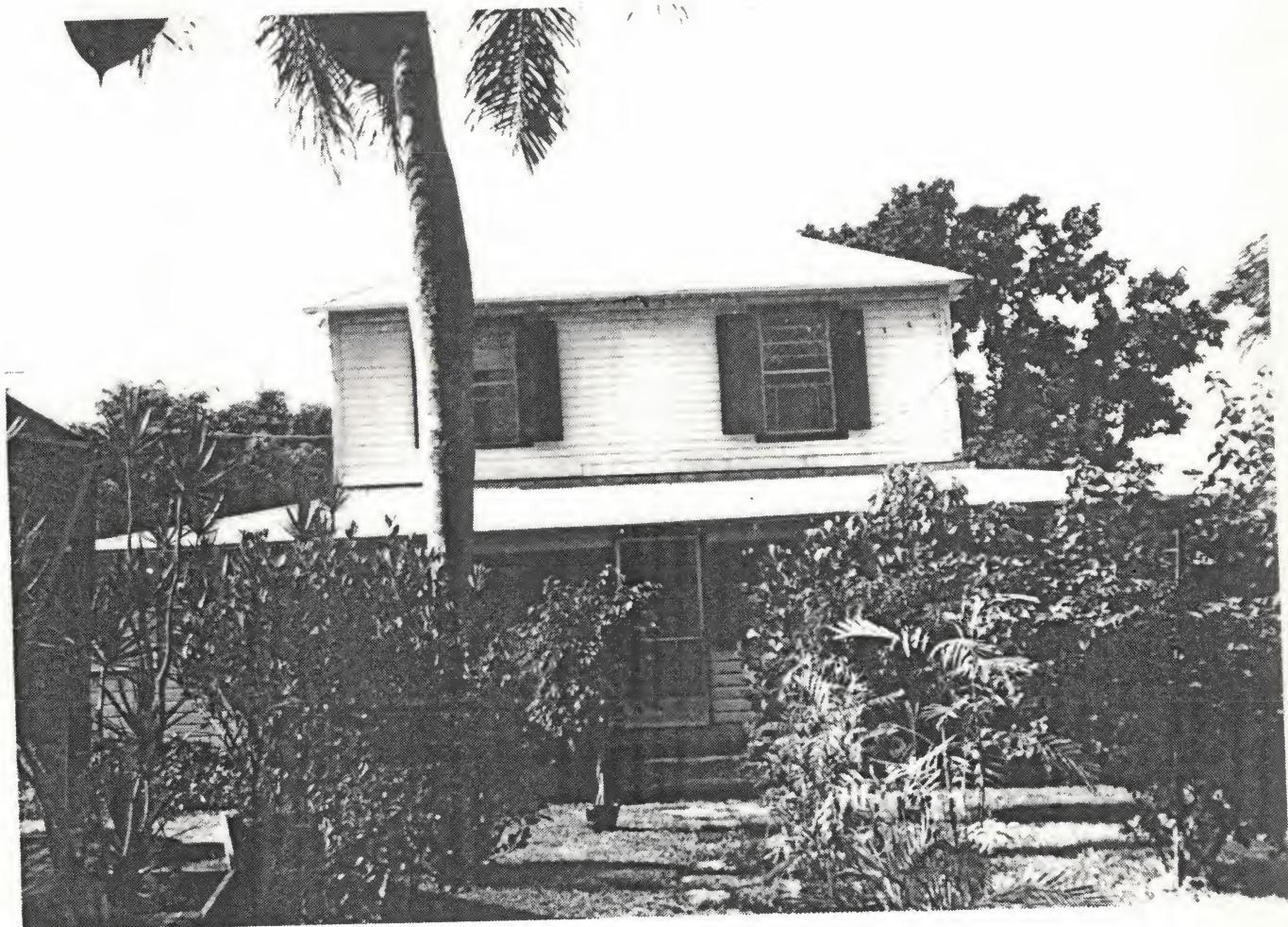


DESIGNATION REPORT



b - THE ALLEN CHANDLER HOUSE
16750 S.W. 232 STREET (SILVER PALM DRIVE)
MIAMI, FLORIDA 33170



METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD

METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD
DESIGNATION REPORT—INDIVIDUAL SITE

Designation No.

Date of Filing

Date of Designation

Owner(s)

Chandler Groves, Inc.

Mailing Address

Box 458
Goulds, FL. 33170

SURVEY FINDINGS:

H.A.B.S Natl. Reg. H.A.E.R. Other:

Dade County Historic Survey Findings:

RATING: 2 Architecture 2 History 1 Context

SITE LOCATION:

19 56 39 AC
NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ LESS E
275FT OF N335FT E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$
NE $\frac{1}{4}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

SITE ADDRESS: 16750 S.W. 232 Street (Silver Palm Drive)

Current Zoning (describe):

AU - Agricultural - Residential 5 Acre Gross

SIGNIFICANCE

- | | | |
|--|--|--|
| <input type="checkbox"/> Archeology-Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> People |
| <input type="checkbox"/> Archeology-Historic | <input checked="" type="checkbox"/> Exploration-Settlement | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Historical Events | <input type="checkbox"/> Politics/Government |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Industry | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Art | <input type="checkbox"/> Invention | <input type="checkbox"/> Science |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Law | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Economics | <input type="checkbox"/> Music | <input type="checkbox"/> Other (special) |
| <input type="checkbox"/> Education | | |

Significance — Brief summary including documentary evidence thru indicates the historical, architectural or archeological significance of the site.

The site on which the circa 1913 Allen Chandler House stands was part of a larger tract purchased by pioneer Allen L. Chandler from Henry Flagler's Model Land Company in 1904. One of the first to acquire a homestead in the Silver Palm area, Chandler bought 20 acres near Tennessee Road on Silver Palm Drive.

Chandler did not immediately live on the property but he did start planting a citrus grove. He lived in Benson with his wife, Mayd, and their three children, Grace, Luther, and Flora, where he grew pineapples.¹ The family moved to Silver Palm in 1908 and lived in a house across the street from the Silver Palm School where Mrs. Chandler taught for several years. The Chandlers then moved to Miami so the children could attend high school. The family returned to Silver Palm in 1913 and built the house which currently stands at 16750 S.W. 232 Street.

Having survived their first bad hurricane in 1906, Chandler built his new home in Silver Palm in a particularly sturdy manner to withstand future hurricanes. He used double the number of studs and nails in its construction. Although Mrs. Chandler wanted plaster walls, she could not persuade her husband and the interior was sealed with virgin Dade County pine. According to historic research², when the 1926 hurricane hit, the house did not leak a drop or suffer any damage. Information included with the historic photo in this report indicates the Chandlers had a cactus garden on their property containing over 125 varieties, and a fish pond.

The Chandler family was active in the growing community of Silver Palm. The youngest daughter, Flora, began teaching at the Redland Farmlife Consolidated School in 1918, the second largest consolidated school in the country. Flora married Hugo Vihlen, brother of another south Dade pioneer, Edwin E. Vihlen, 1921. She continued to teach for over 40 years and was affectionately known as "Aunt Flora".

¹Taylor, Jean. Villages of South Dade. St. Petersburg, Florida: Bryon Kennedy and Company, In Press.

²Ibid

(Use additional sheets if necessary)

SEE CONTINUATION SHEET

SIGNIFICANCE—CONTINUATION SHEET

The Chandler's son, Luther, distinguished himself in the agricultural business in Dade County and throughout the state of Florida. Known as "Dade's Mr. Agriculture", Luther established growers organizations to improve labor and marketing conditions.³ He was extremely active in the business community and served as president and chairman of numerous boards including Fuchs Bakery (now Holsum Bakery), the Miami Port Authority, the Florida Flood Control Board, and the south Dade Farmers Bank of Homestead. Luther Chandler's home, just to the east of his parents', is designated as a county historical site.

The Chandler family is remembered as one of the earliest pioneer families to settle in the Silver Palm area. They are all well-liked and well-known members of the community. The Chandler House remained in the family for over fifty years. In 1967 the property was sold to Chandler Groves, Inc., who is only the second owner of the house.

This wood frame house is a good example of early Frame Vernacular architecture in Dade County. Few significant structural changes have been made to the house through the years with only a few of the original windows replaced and a new roof of asbestos shingles. Its most outstanding features are its wrap-around porch and its appearance, typical of pioneer houses in South Dade County.

³Tebeau, Charlton W. and Ruby Leach Carson, Florida-From Indian Trail to Space Age. Delray Beach, Florida: The Southern Publishing Company, 1965, p. 572.

Current Use (describe):

Private Residence

Current Condition:

Excellent Good Fair Deteriorated Unexposed
 Unaltered Altered
 Original Site Moved _____

Physical Description of Site (see attached photos):

The Allen Chandler House is typical of the structures built during the pioneer days of life in South Dade County. It is a Frame Vernacular structure of Dade County pine balloon frame construction, made additionally sturdier against hurricanes by doubling up the number of studs and nails. The house is built on a rectangular plan, two stories tall with a hipped roof. The most significant feature of the building is its one story porch which wraps around all four sides of the structure. This porch has a low pitched hipped roof, supported on square wooden posts not visible from the outside. The posts are camouflaged by the porch screens and their frames and by a darker color paint that helps them blend in with the dark void created by the screen. Thus the effects is one of a continuous opening halfway up the porch wall. The porch roof seems to float, except for those areas where it has been partially enclosed (right near or south east corner) or taken up by the carport (left or west elevation). An early photograph indicates that the porch originally wrapped around halfway down the sides, therefore the present continuous line of the lower roof skirt is the result of later additons.

The building is faced in horizontal weatherboards. The roof is faced in asbestos shingles. Most of the original wood frame double-hung sash windows, two over two lights remain, except for the front ones, which have been replaced with aluminum awning windows. Windows have paneled wooden shutters, not visible in the early photograph. Roofs have slight overhangs with exposed rafter ends. The original wood shingles on the roof have been replaced by asbestos shingles. The porch has a low wall of the same horizontal weatherboard as the main walls.

The early photograph shows that the building originally was painted a light color (probably white) and the wood trims, including cornerboards, doors and window frames and their surrounds, and porch supports were painted a dark color (probably green). The roof shingles were in their natural state.

The Allen Chandler House has undergone relatively few alterations on the exterior. The rural character of the property and its surroundings, and the building's response to climate continue to be its most significant attributes over seventy years after its construction.

Bibliographic References:

- Ballard, Mary Ann. Interview by Emily Perry Dieterich, September, 1986.
- Dade County Florida. Recorders Office Deed Abstracts.
- Krystow, Mrs. Billye. Interview by Emily Perry Dieterich, September, 1986.
- Survey Files, Dade County Historic Preservation Division.
- Taylor, Jean. Unpublished manuscripts on file at the Historical Museum of Southern Florida.
- Taylor, Jean. Villages of South Dade. St. Petersburg, Florida: Byron Kennedy and Company, In Press.
- Tebeau, Charlton W. and Ruby Leach Carson, Florida-Indian Trail to Space Age. Delray Beach, Florida: The Southern Publishing Company, 1965, Volume III, pp. 572-574.

Impacts—Impact of the designation on proposed public improvements, renewal projects or private development.

Designation would have the effect of bringing any plans for alterations to the property before the Preservation Board for review. Designation will not affect current zoning.

Staff Recommendation:

Staff recommends the designation of 16750 S.W. 232 Street as an individual historical site.

Special Standards for Certificate of Appropriateness:

Any special standards will follow the general guidelines as recommended for historic structures as detailed in the "Rules and Regulations for Review of Historic Site Designations and Issuance of Certificates of Appropriateness."

Draft Resolution Designating the Property:

Whereas the Allen Chandler House was built on land bought by Allen Chandler in 1904 from Flagler's Model Land Company,

Whereas the Allen Chandler House was the long time home of the Chandler family a South Dade pioneer,

Whereas the Allen Chandler House was built circa 1913,

Whereas the Allen Chandler House is a fine example of early Frame Vernacular architecture in Dade County,

Whereas the Allen Chandler House is located at:

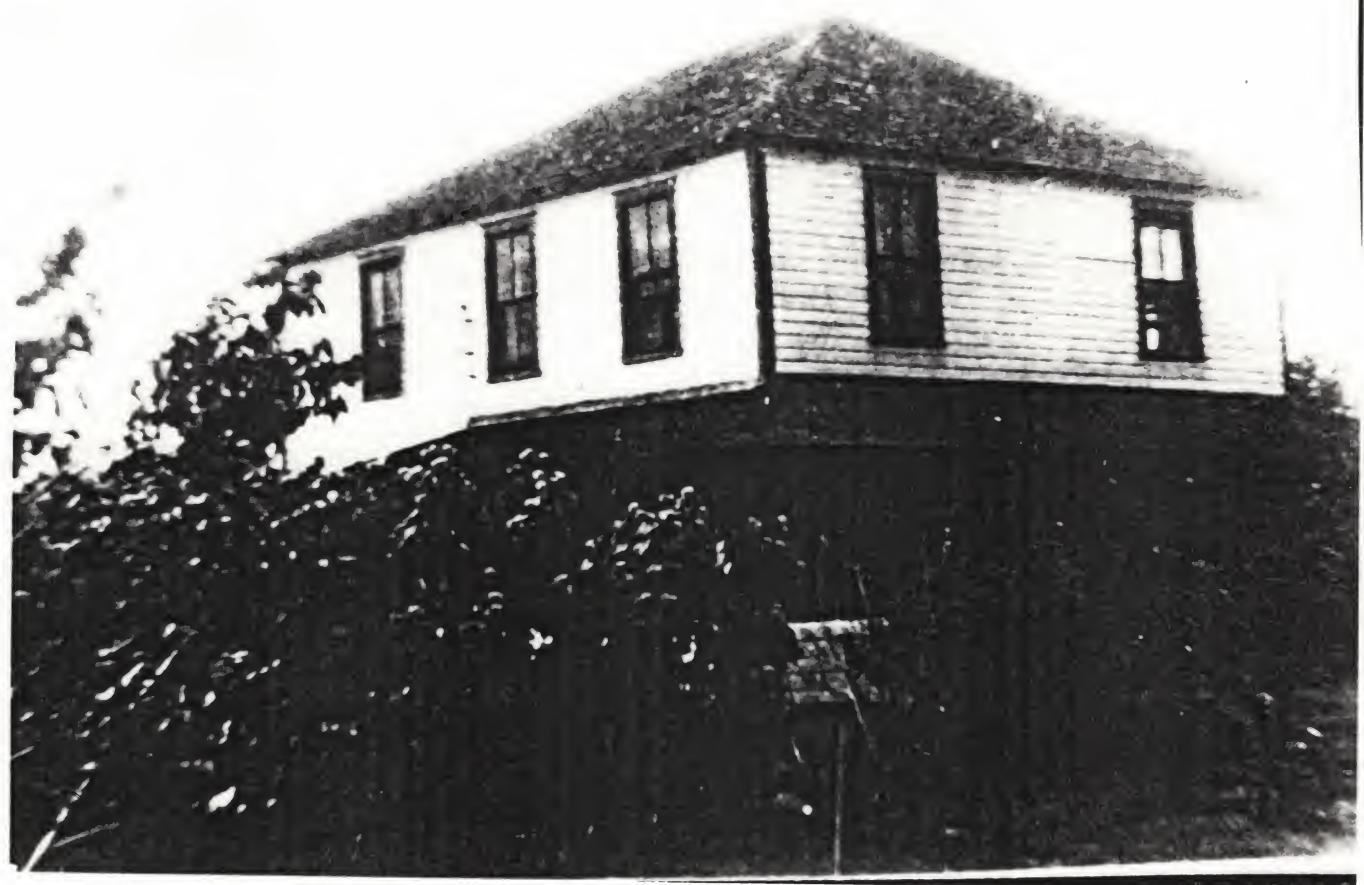
19 56 39 AC
NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ LESS E
275FT OF N335FT E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$
NE $\frac{1}{4}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

Now, therefore, be it resolved, that the Historic Preservation Board on Thursday, July 30, 1987 has designated the Allen Chandler House as an individual historical site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-13) and that the Allen Chandler House is subject to all rights, privileges and requirements of that ordinance.

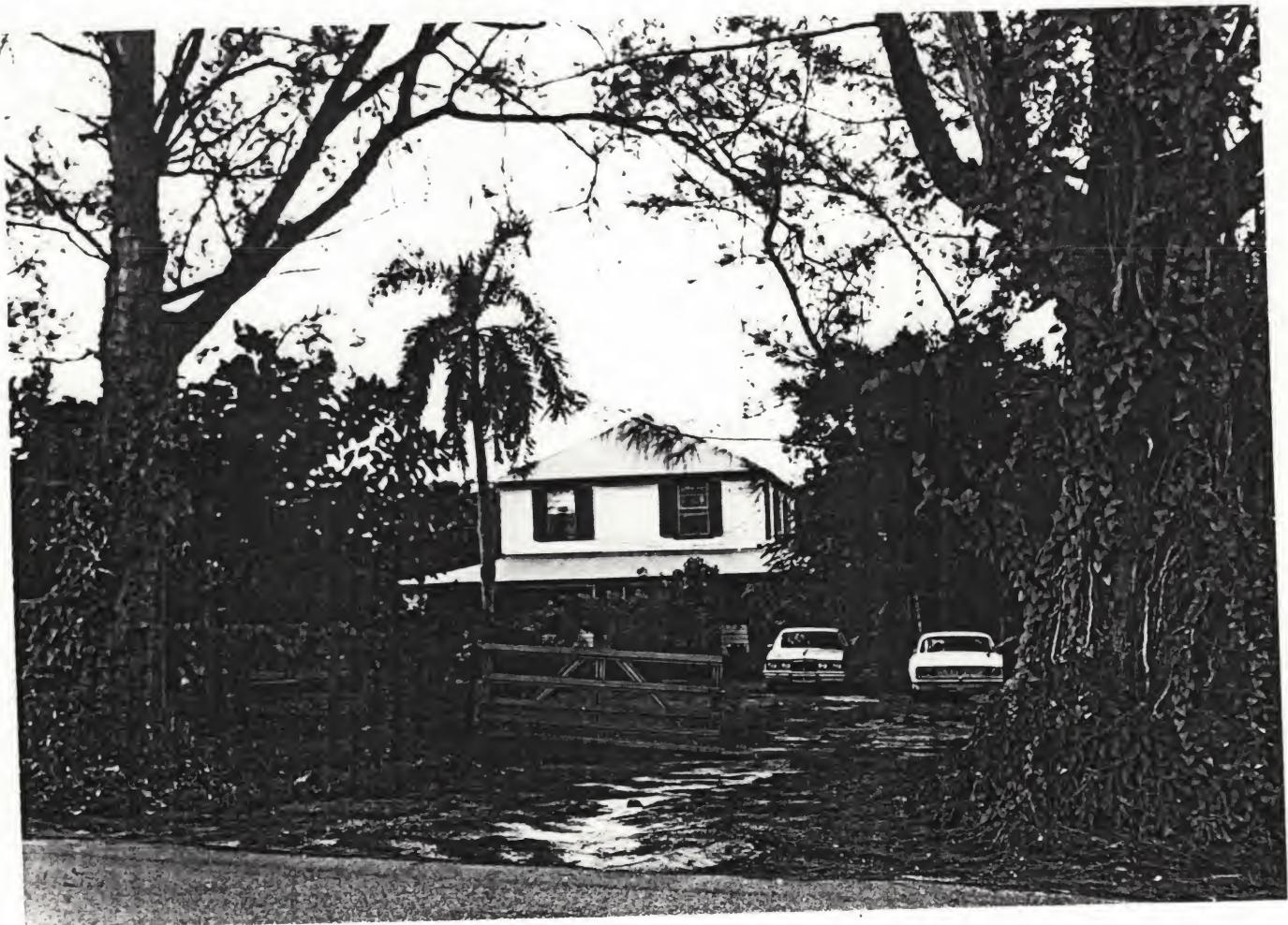
Designation is approved as evidenced by the signature of the
Historic Preservation Board Chairman.



1. The Allen Chandler House
2. 16750 Silver Palm Drive
Miami, Florida
3. Front (north) facade



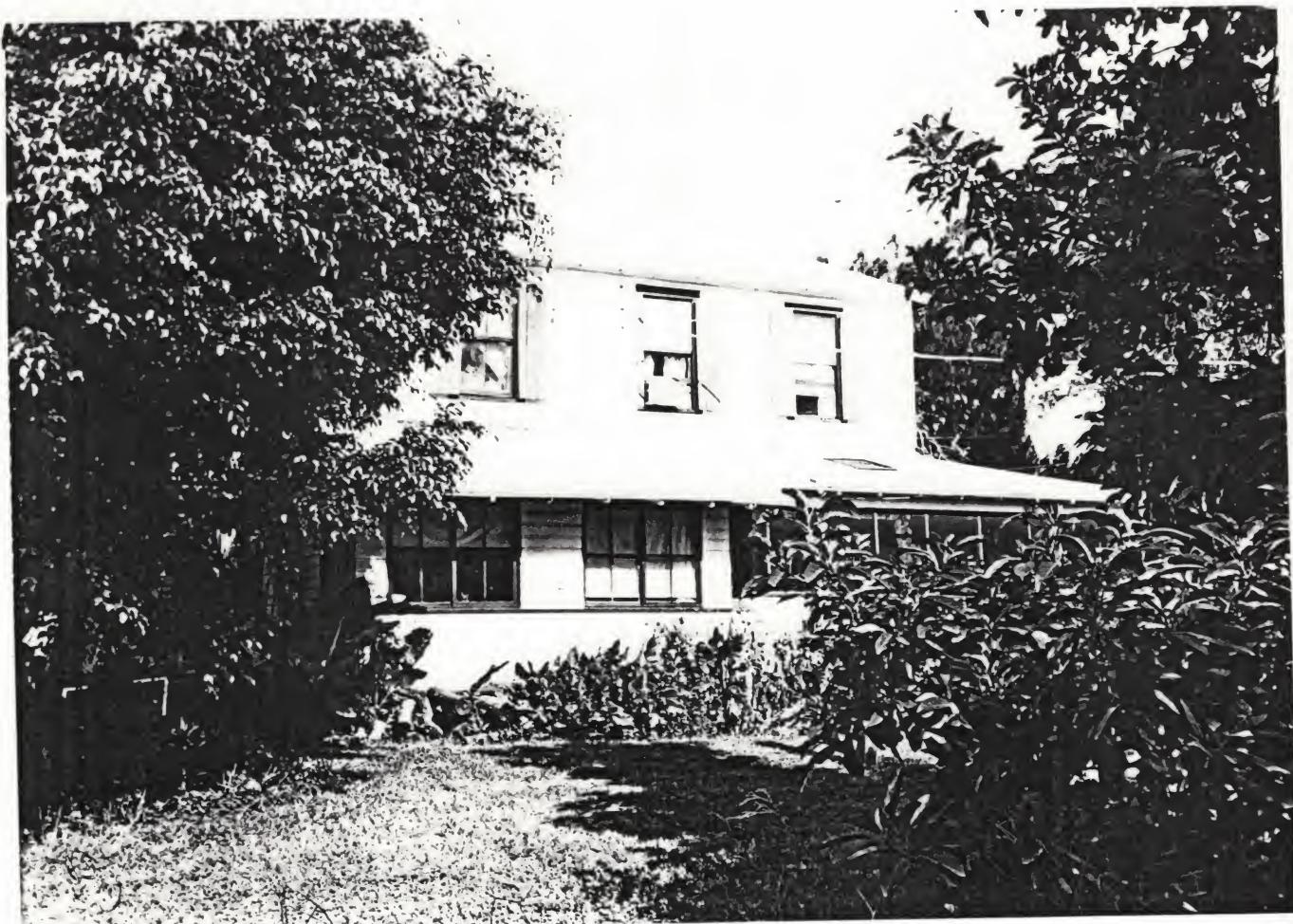
1. The Allen Chandler House
2. 16750 Silver Palm Drive
Miami, Florida
3. early photo, date unknown, Northeast view



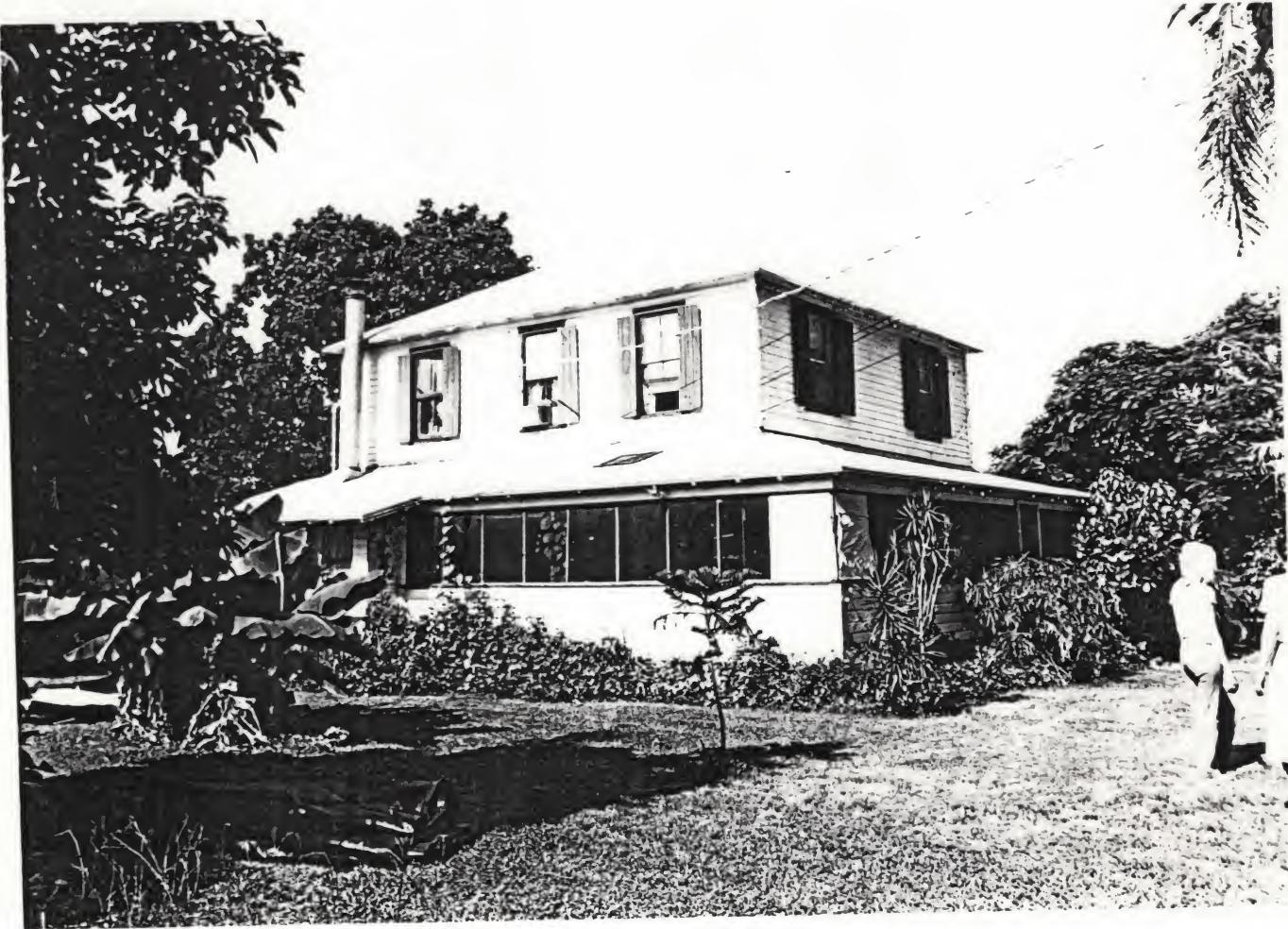
1. The Allen Chandler House
2. 16750 Silver Palm Drive
Miami, Florida
3. Front (north) facade



1. The Allen Chandler House
2. 16750 Silver Palm Drive
Miami, Florida
3. Southwest view



1. The Allen Chandler House
2. 16750 Silver Palm Drive
Miami, Florida
3. East facade



1. The Allen Chandler House
2. 16750 Silver Palm Drive
Miami, Florida
3. Northeast view

OFF 5781 NO 304

WARRANTY DEED
(STATUTORY)

MR. PORTER'S STATION PAPER CO.

Warranty Deed

This Indenture, Made this 29th day of December, A.D. 19 67.

BETWEEN Flora Chandler Walker, joined by her husband,
Edward Walker (also known as Ed Walker),

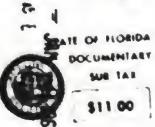
of the County of Dade, in the State of Florida, part Y of the first part, and
Chandler Groves, Inc., a Florida corporation
P. O. Box 458, Goulds, Florida

of the County of Dade, in the State of Florida, part Y of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of
Ten Dollars & other good & valuable considerations Dollars.

to them in hand paid by the party of the second part, the receipt whereof is hereby
acknowledged, have granted, bargained and sold to the said parties of the second part,
its heirs and assigns, forever, the following described land, situate, lying and being in the
County of Dade and State of Florida, to-wit:

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ LESS
the East 275 feet of the North 335
feet; and the E 1/2 of the NW $\frac{1}{4}$ of
the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the W 1/2 of
the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of
Section 19, Township 56 South, Range
39 East, containing 18 acres, more
or less;



Subject to a purchase money mortgage
~~otherwise~~ executed by the grantees
herein, under date October 1, 1967,
and delivered simultaneously with the
delivery of this deed on Dec. 29, 1967.



And the said parties of the first part do hereby fully warrant title to said land, and will defend
the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their
hand & seal this day and year above written.

Signed, sealed and delivered in presence of
Flora Chandler Walker /s/
Edward Walker /s/
13-11

REC 5781 FILE 305

State of Florida,
County of Dade

I Herby Certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Flora Chancie & Son, et al.
E. J. Walker
to me well known to be the persons described in and who executed the foregoing deed, and acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

And I Further Certify, That the said Flora Chancie & Son, et al., known to me to be the wife of the said E. J. Walker, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and covenancing all her right, title and interest, whether dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal at 6 o'clock

County of Dade and State of Florida this
day of 27th December, A.D. 1967

My commission expires:

D - 15 - 1968

Robert S. [Signature]
Deputy Public Defender
Dade County, Florida

RECEIVED
DEPT. OF PUBLIC DEFENDER
DADE COUNTY, FLA.

Warranty Deed

This instrument prepared by
Summer Warden, Attorney by
Institute Building, Miami, Fla. 77-0068R-4370
2250
FEB 19 1968
as witness states above
FEB 19 1968
RECEIVED
DEPT. OF PUBLIC DEFENDER
DADE COUNTY, FLA.

TO

Bald

State of Florida,
County of

I,
Clerk of the Circuit Court in and for said county,
hereby certify that the foregoing deed has this
day been duly recorded in the public records of
said County, in Book _____, Page _____.

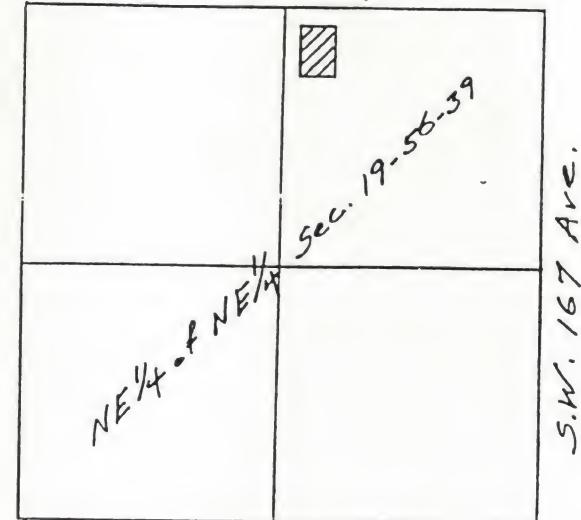
WITNESS my hand and seal this
day of A.D. 19

JAN 9 1968
RECEIVED
DEPT. OF PUBLIC DEFENDER
DADE COUNTY, FLA.
BOOK 5-221 on PAGE 502
Recorded 9-1-68
K. K. LEATHERMAN, Clerk

Clerk of Circuit Court

REC 5781 FILE 305

S.W. 232 street



SKETCH OF SURVEY

Commence at the NE corner of Section 19, Township 56 South, Range 39 East and run West along the North line of said Section 19 for 537 feet; thence deflect left 90 degrees and run South 40 feet to the Point of Beginning; thence continue South 125 feet; thence deflect right 90 degrees and run West 81 feet; thence deflect right 90 degrees and run North 125 feet; thence deflect right 90 degrees and run East 81 feet to the Point of Beginning, containing 0.2324 Acres.

FOR: Historic Preservation Division of Dade County, Florida

Order #640
F.B. #23-13

October 8, 1986

I HEREBY CERTIFY: That the survey represented hereon meets technical standards set forth by the Florida State Board of Land Surveyors and is correct to the best of my knowledge and belief.


T.L. Riggs

Registered Land Surveyor #2349

STATE OF FLORIDA

DC-31

T. L. RIGGS
PROFESSIONAL LAND SURVEYOR
P. O. BOX 330403
MIAMI, FL 33233-0403
TEL. (305) 448-9032